



STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



JENNIFER M. GRANHOLM  
GOVERNOR

REBECCA A. HUMPHRIES  
DIRECTOR

October 13, 2008

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Parks and Recreation Land Acquisition  
Union Lake Boating Access Site – Oakland County  
Aggressive Marine Tract  
Land Transaction Case #20080023

Purchase Price: 1.68 acres – \$1,300,000.00

Description: Oakland County, Commerce Township, T02N, R08E, Section 1: Part of the SE ¼ of the SE ¼, containing 1.68 acres, more or less, and being more particularly described on the attached Exhibit A.

Seller: SP Aggressive, LLC, Greenwich, Connecticut

Option Expires: December 25, 2008

Authority: Part 5 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) October 27, 2008 Calendar, and is eligible for approval on November 3, 2008.

Comments: The offered private marina property is located on the west side of Union Lake, seven miles west of the City of Pontiac, and seven miles east of the City of Milford. The parcel is irregularly shaped, providing 289 feet of frontage on Union Lake Road, and 302 feet of frontage on Union Lake. The northerly portion of the property is wooded. The property includes 11,500 square feet of paved parking and a 5,000 square foot concrete block and wood frame commercial building constructed in 1959.

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Richardson • Frank Wheatlake

STEVENS T. MASON BUILDING • P.O. BOX 30028 • LANSING, MICHIGAN 48909-7528  
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*Great Lakes, Great Times, Great Outdoors!*

October 13, 2008

Union Lake contains 466 acres and is one of the most popular lakes in Oakland County. The Department currently maintains a fee user BAS (63-2) on Union Lake just north of the property to be acquired. BAS 63-2 is heavily used and suffers significant safety and congestion problems. Parking for BAS 63-2 is located on the west side of Union Lake Road and the launch facility is located on the east side of the road. This configuration presents a potential safety hazard to BAS 63-2 users and motorists alike. Vehicles regularly travel this road in excess of 45 miles per hour making pedestrian crossings hazardous. To add to the danger, the road is curved and the current BAS entrance is at the base of a hill creating the safety hazard. Over the years, numerous accidents have occurred at this location including several collisions into the BAS attendant's booth. Acquisition of the Aggressive Marine property is strategic because it permits the construction of a boat launch and associated parking facilities on the same side of Union Lake Road thus eliminating the traffic hazard experienced at the current BAS.

Department discussions with Commerce Township about the possibility of relocating the boat launch to the marina site have been favorable and the Township has encouraged the Department to proceed with the acquisition plan.

After acquisition of the Aggressive Marine property, Harbors and Docks Capital Outlay acquisition funds will be used to remove the commercial building, and construct accessible boat launch facilities and parking for a new fee user site. Once facilities are in place, the current access site located to the north will be closed. Commerce Township officials support the purchase and development of the Aggressive Marine property as BAS 63-44 to enhance public access and improve public safety.

The purchase will include any mineral rights owned by the seller.

- Recommendations:
- (1) That the purchase be approved with payment to be made from funds appropriated from the Waterways Fund, under Act 193, Public Acts of 2003.
  - (2) That the Parks and Recreation Division, through the Waterways program, remove any undesired improvements remaining on the site after completion of the purchase.

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(3) That the parcel be dedicated as the Union Lake Boating Access Site #63-44, to be managed by the Parks and Recreation Division.

David E. Freed, Chief  
Land and Facilities

Russ Mason, Chief  
Wildlife

Lynne M. Boyd, Chief  
Forest, Mineral and Fire Management

Kelley D. Smith, Chief  
Fisheries

Ronald A. Olson, Chief  
Parks and Recreation

Arminda S. Koch  
Resource Management Deputy

I approve the staff recommendations.

Rebecca A. Humphries  
Director

\_\_\_\_\_  
Date Approved

October 13, 2008

**EXHIBIT A**  
**SP Aggressive LLC Legal Description**

Land in the Township of Commerce, Oakland County, Michigan described as:

**PARCEL 1**

Part of the SE ¼ of the SE ¼ of Section 1, T2N, R8E, Commerce Township, Oakland County, Michigan being more particularly described as: Beginning at a point in the Centerline of Union Lake Road, also the North and South ¼ line of said Section 1, distant S 01°13' W 187.47 feet from the NW corner of said SE ¼ of SE ¼ of Section 1; thence S 89°10'00" E 189.20 feet; thence S 01°13' W 40.00 feet; thence N 89°10' W 189.20 feet; thence N 01°13' E along the Centerline of Union Lake Road 40.00 feet to the Point of Beginning.

**EXCEPTING THEREFROM** that portion of above described property as deeded to the Board of County Road Commissioners, County of Oakland for road purposes and more particularly described as follows: all that part of the following described Tract "A" which lies westerly of a line 43.0 feet easterly of, measured at right angles and parallel to the reference line of Union Lake Road. The land described above for highway purposes contain, excepting the rights of the public in the westerly 33.0 feet thereof, 2,500 square feet, more or less.

**TRACT "A"**

Part of the SE ¼ of Section 1, T2N, R8E, Commerce Township, Oakland County, Michigan, being more particularly described as follows: beginning at a point distant S 01°13' W 228.50 feet from the NW corner of the SE ¼ of the SE ¼ of Section 1; thence S 88°47' E 225.00 feet; thence S 01°13' W 250.0 feet; thence N 88°47' W 225.00 feet; thence N 01°13' E 250.00 feet to the Point of Beginning, the reference line of Union Lake Road is described as; beginning at the SE ¼ of the SW ¼ of the NE ¼ of Section 12 T2N, R8E, Commerce ; thence N 00°32'15" W 1,295.84 feet; thence N 00°00'5" W 1,302.06 feet; thence N 00°11'5" E 2,389.80 feet to the Point of Ending, said Point lying S 89°48'55" E 60.00 feet from the NE corner of Lot 1 of "Morey's Golfview Subdivision" as recorded in Liber 77 of Plats, Pages 14, 15 and 16, Oakland County Records.

**PARCEL 2**

Part of the SE ¼ of the SE ¼ of Section 1, T2N, R8E Commerce Township, Oakland County, Michigan, more particularly described as: beginning at a Point in the Centerline of Union Lake Road, also the North and South ¼ line of said Section 1, distant S 01°13' W 187.47 feet from the NW corner of said SE ¼ of SE ¼ of Section 1; thence S 89°10'00" E 189.20 feet; thence S 01°13' W 40.00 feet; thence S 89°10' E 47.25 feet; thence S 17°22' E 105.29 feet thence S 01°13' W 151.81 feet; thence N 88°47' W 270 feet; thence N 01°13' E along the Centerline of Union Lake Road, 290.03 feet to the Point of Beginning.

**EXCEPTING THEREFROM** that portion of above described property as deeded to the Board of County Road Commissions, County of Oakland, for road purposes and more particularly described as follows: all that part of the following described Tract "A" which lies westerly of a line 43.00 feet easterly of, measured at right angles, and parallel to the reference line of Union Lake Road, more particularly described as follows: Beginning at a Point distant S 01°13' W 228.50 feet from the NW corner of the SE ¼ of the SE ¼ of said Section 1; thence S 88°47' E 225.00 feet; thence S 01°13' W 250.00 feet; thence N 88°47' W 225.00 feet ; thence N 01°13' E 250.00 feet to the Point of Beginning.

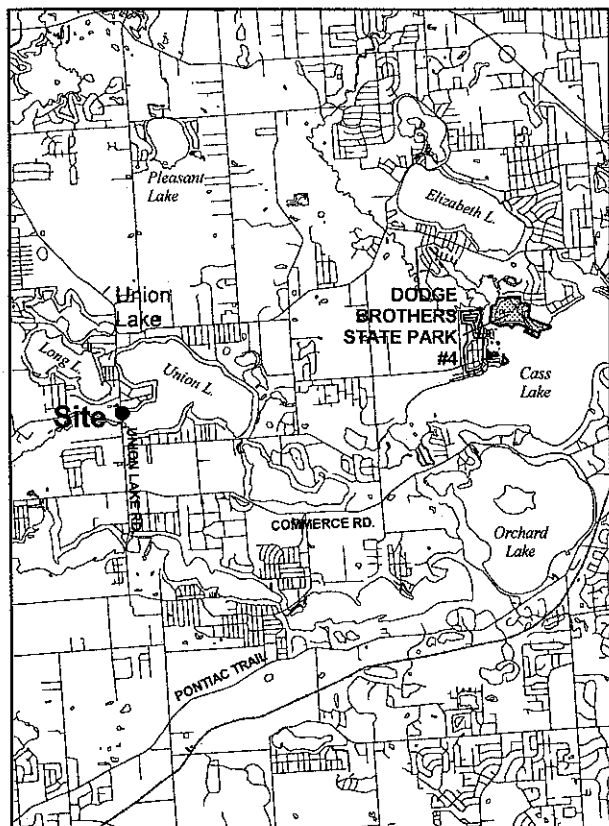
The reference line of Union Lake Road is described as: beginning at the SE corner of the SW ¼ of the NE ¼ of Section 12 T2N, R8E Commerce Township; thence N 00°32'15" W 1,295.84 feet; thence N 00°00'05" E 2,389.80 feet to a Point of Ending, said Point lying S 89°48'55" E 60.00 feet from the NE corner of Lot 1 "Morey's Golfview Subdivision" as recorded in Liber 77 of Plats, Pages 14, 15 and 16 Oakland County Records.

Also excepting from said Parcel 2, that part of the SE ¼ of the SE ¼ of Section 1, T2N, R8E, Commerce Township, describes as : beginning at a Point in the Centerline of Union Lake Road, also the North and South ¼ of said Section 1, distant S 01°13' W 187.47 feet from the NW corner of said SE ¼ of the SE ¼ of Section 1; thence S 89°10'00" E 189.20 feet; thence S 01°13' W 40.00 feet; thence N 89°10' W 189.20 feet; thence N 01°13' E along the Centerline of Union Lake Road 40.00 feet to the Point of Beginning.

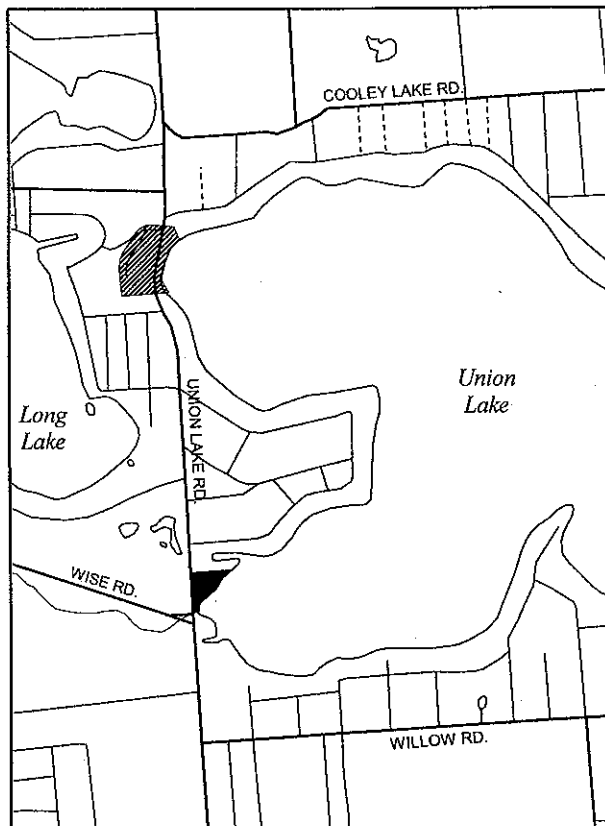
**Commonly know as: 2265 Union Lake Road**

**Parcel ID #17-01-476-004**

**PARKS AND RECREATION LAND ACQUISITION**  
**Union Lake Boating Access Site - Oakland County**  
**Aggressive Marine Tract**  
**Land Transaction Case #20080023**

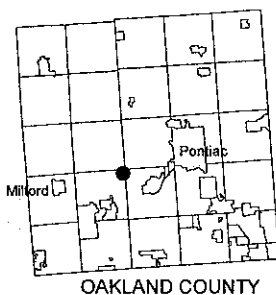
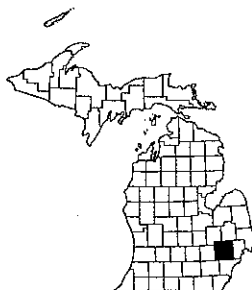


Regional Location



Section 1, T02N, R08E, Commerce Township

- State Park Boundary
- Land Offered to DNR (1.68 acres - \$1,300,000.00)
- ▨ Existing Union Lake Boating Access Site (BAS 63-2)
- ▤ State Land
- Private Land



DNR-FMFM  
Dnrfile2\RAU\_Projects\  
Commission\_Memos\  
parks\20080023\_bas\_union  
10-03-08, 9:00 a.m.